

FOR SALE

# CASTAIC VILLAGE CENTER





# CASTAIC VILLAGE CENTER

31814-31940 CASTAIC RD  
CASTAIC CA 91384

Stratton Commercial Real Estate, Inc. is pleased to present the opportunity to purchase the Castaic Village Center, a community shopping center in the Santa Clarita Valley. Castaic Village Center is positioned along the I-5 freeway on the signalized corner of Castaic Rd & Lake Hughes Rd. The center is in close proximity to Six Flags Magic Mountain, Castaic Lake, Castaic Aquatic & Sports Center and the brand new Castaic High School opened in 2019. Significant renovations have been completed, and the property is now fully leased. Contact Robert Stratton for more info or to schedule a showing.

**FOR SALE**  
**\$12,100,000**

**7% CAP ON ACTUAL INCOME**

**FOR MORE INFO**  
**Robert Stratton**  
**661-212-5699**



**45,000**  
POPULATION  
(5 MILE RADIUS)



**76,300 CARS**  
AVERAGE DAILY  
TRAFFIC EXPOSURE



**C3 ZONING**  
MOST COMMERCIAL  
USES ACCEPTED



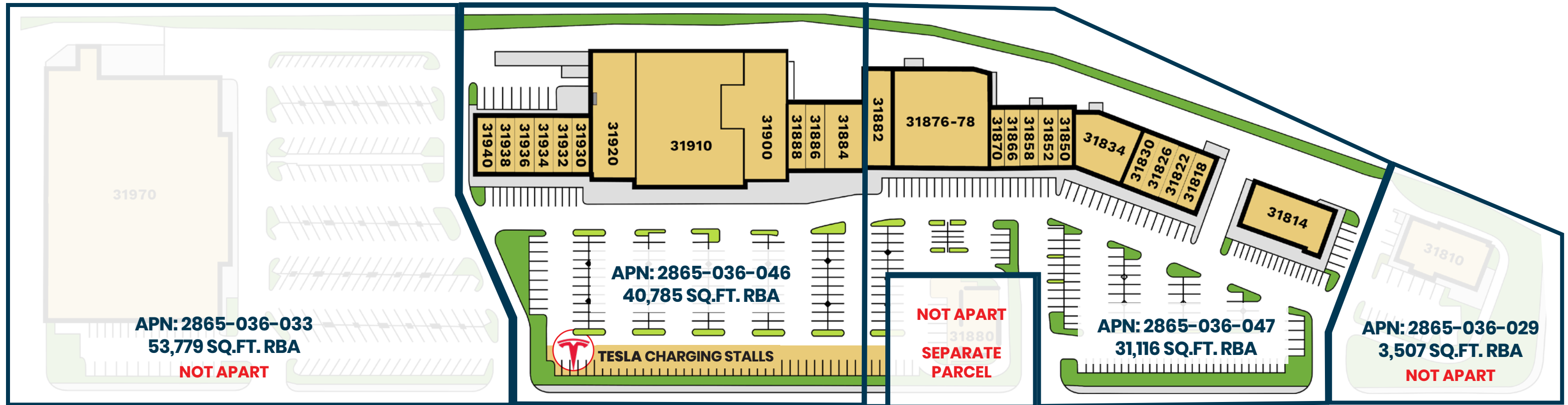
**BUS STOP**  
SCV BUS STOP AT  
FRONT OF CENTER



**NEW 250,000 Sq.Ft. HIGH SCHOOL**  
CASTAIC VILLAGE IS ONLY MINUTES FROM CASTAIC HIGH



**BORDERS MASSIVE NEW DEVELOPMENT**  
NORTHLAKE DEVELOPMENT APPROVED Q4 2019



## Tenants & Availabilities

LEASED
  AVAILABLE

0  
SQ.FT. AVAILABLE

72,232  
SQ.FT. LEASED

72,232  
TOTAL SQ.FT.

SUITE	TENANTS	SF
31814	Notre Dame Children's Academy	4,050
31818-31822	Chabelo's Mexican Grill	2,600
31826	Leide Queiroz	1,200
31830	Gary Zamora Ministries, Inc.	1,200
31834	Gary Zamora Ministries, Inc.	3,786
31850	Pamela Johnston	1,080
31852	Castaic Nails	1,200
31858	The UPS Store	1,200
31866-70	Kingdom Life Ministries	1,800
31876-31878	Dollar Tree	10,000
31882	Vincenzo's Pizza Factory	3,000
31884	The One Taekwondo	2,800
31886	Castaic Dental Center	1,400

SUITE	TENANTS	SF
31888	Vivint, Inc	1,400
31900	Warrior Cheer	7,348
31910-31920	Hugo's Gym	20,652
31930	Vincenzo's Pizza	1,200
31932-31934	Fusion Christian Center	2,400
31936	Andy's Precision Seal & Stripe	1,200
31938	Peaceful Pets	1,200
31940	Country Cleaners	1,200
PARKING	Tesla EV Chargers (32 Stalls)	x32
31880	Panda Express (Separate Parcel)	2,494





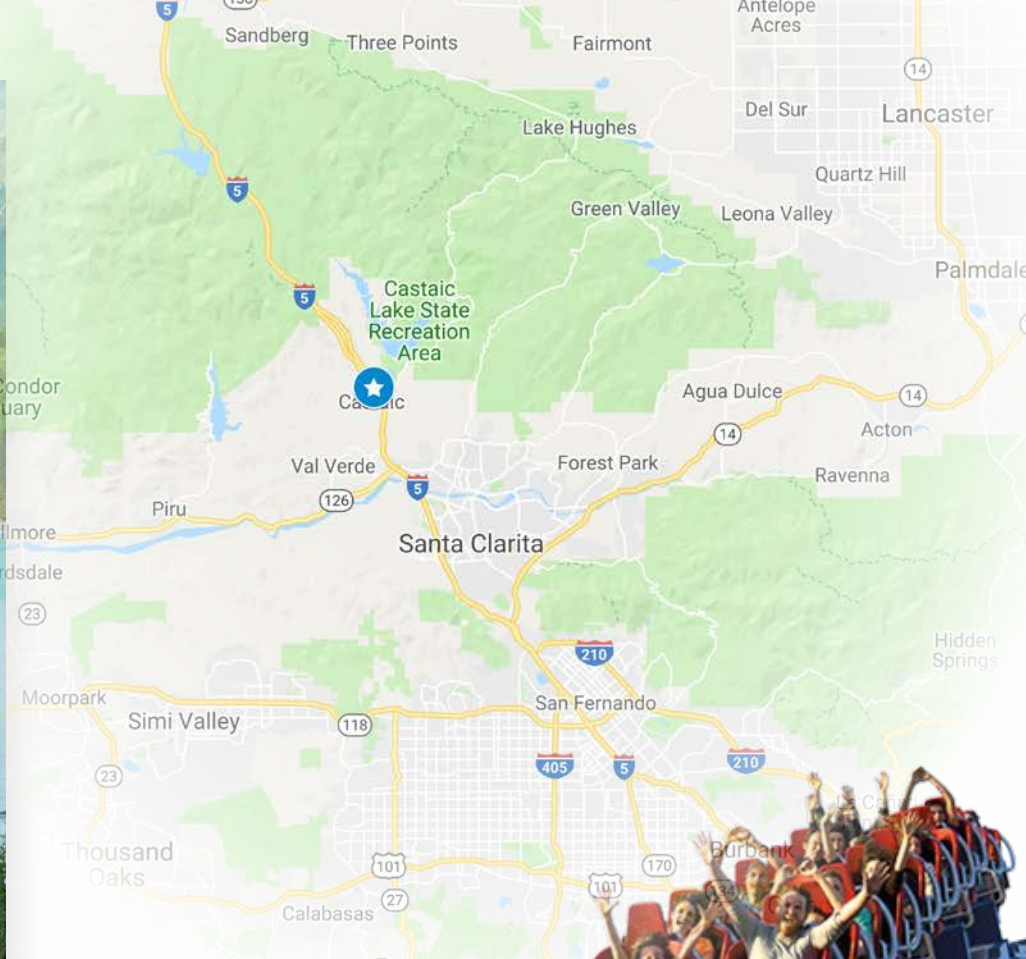
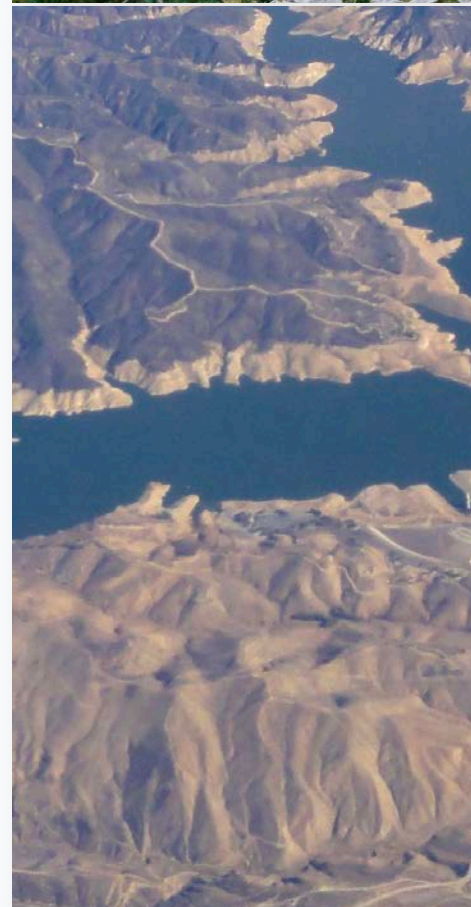


# CASTAIC

## CALIFORNIA

Located in the northern part of Los Angeles County, Castaic, CA is a growing community nestled in the Santa Clarita Valley, situated on Interstate 5. Central to the San Fernando and Antelope Valley, Castaic is conveniently positioned and offer easy access to the surrounding areas.

Growing quickly, Santa Clarita is home to many active housing developments including the massive Northlake Development set to deliver 3,000+ homes to Castaic, CA. Additionally Castaic residents enjoy access to a large selection of great dining, the world-record holding amusement park for most rides and a massive lake and recreation area.



## WHY PEOPLE LOVE CASTAIC

**Central to Santa Clarita, San Fernando & Antelope Valley**

**Affordable Housing Comparable to Santa Clarita**

**Massive Community Center Sports, Aquatic & Skatepark**

**Lake and State Recreation Area**



**I-5 Freeway Traffic**  
70,000+ Vehicles Daily



**Growing Community**  
21,000+ Population



## FAMILY FUN

### SIX FLAGS MAGIC MOUNTAIN

**3.3 MILLION VISITORS IN 2017!**

Looking for some excitement? Take your family to one of the worlds greatest amusement parks, Six Flags Magic Mountain. This location is currently the world record holder for the most rides in a single park, with 19 thrilling rides awaiting your smile.

**CASTAIC SPORTS COMPLEX**  
31230 CASTAIC RD

**CASTAIC AQUATIC CENTER**  
31350 CASTAIC RD

**CASTAIC LAKE**  
32132 CASTAIC LAKE DRIVE

**COMBAT PAINTBALL PARK**  
31050 CHARLIE CYN RD



## **CASTAIC HIGH SCHOOL GRAND OPENING FALL 2019**

Castaic High School is officially open to the public! Castaic High School features an amazing campus, extensive lineup of academic programs and a complete athletic program. Castaic High School is committed to equipping students with the right skills and education for a bright future. Prior to the opening, Castaic residents were forced to attend Valencia or West Ranch High School, commuting several miles south.

**CASTAIC ELEMENTARY**  
30455 PARK VISTA DR

**NORTHLAKE ELEMENTARY**  
32545 RIDGE RTE RD

**CASTAIC MIDDLE SCHOOL**  
28900 HILLCREST PKWY

**SLOAN CANYON PRESCHOOL**  
28355 SLOAN CANYON RD

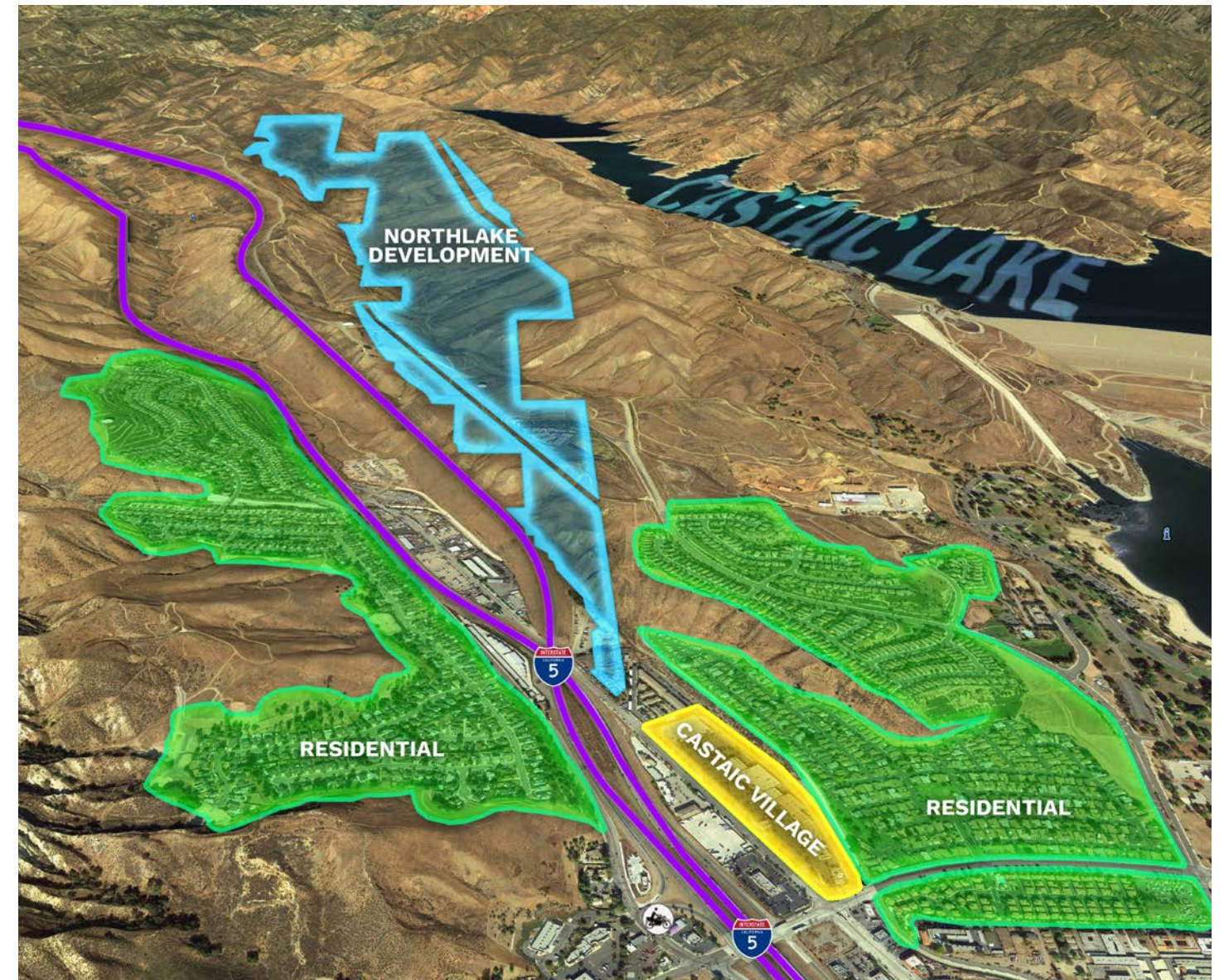
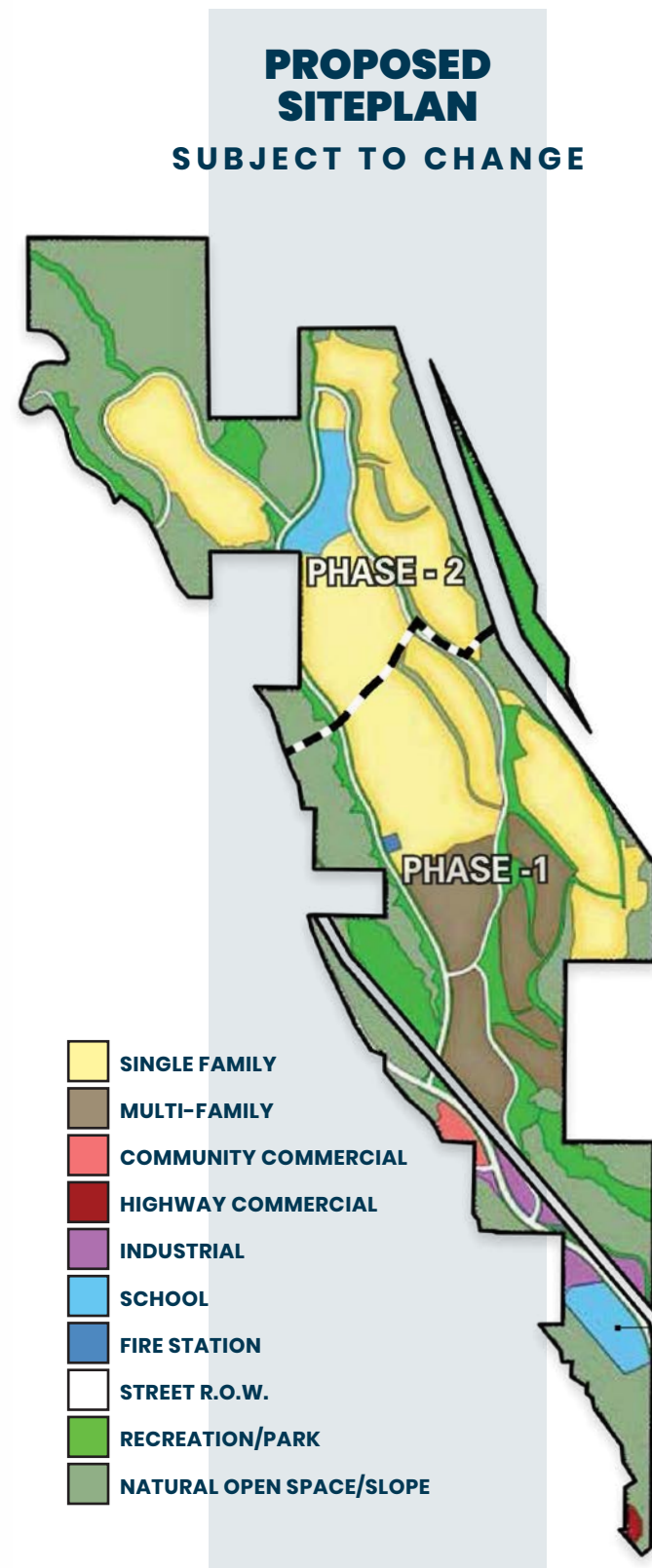


# NORTH LAKE DEVELOPMENT

## NORTHLAKE DEVELOPMENT GETS FINAL APPROVAL

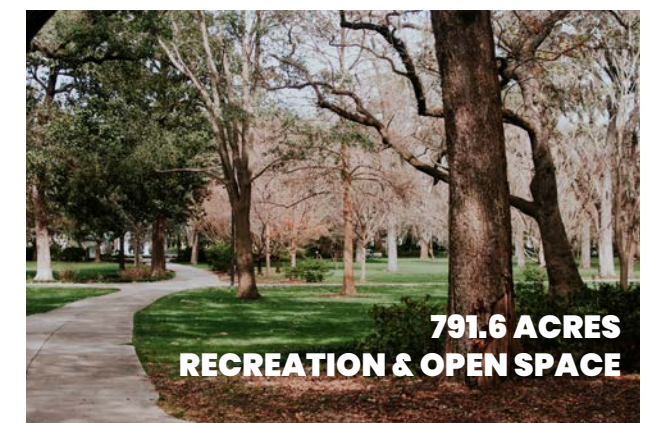
Q4 2018

Originally adopted by the County of Los Angeles in 1992, the **Northlake Development** received final approval at the end of 2018. This massive development is set to bring roughly **3,150 residential units** comprised of a mix of single and multi-family units to the community of **Castaic, CA**. Residents will enjoy access to **almost 800 acres for recreational and open space use**. This includes a sports park, community and neighborhood parks and 91,150 feet of pedestrian and equestrian trails linking proposed land uses and connecting to the off-site regional trail system. Additionally, the Northlake Development project includes public services uses including schools, parks, a potential library and potential fire station. Development will be completed in two phases, the southern portion will be delivered first.



### LAND BREAKDOWN USES WITH ESTIMATE AREA

<b>RESIDENTIAL</b>	
341.9 Acres - 3,150 Dwelling Units	
<b>COMMERCIAL</b>	<b>TRAILS &amp; PARKS</b>
9.2 Acres	167 Acres
<b>INDUSTRIAL</b>	<b>OPEN SPACE</b>
13.9 Acres	624.6 Acres





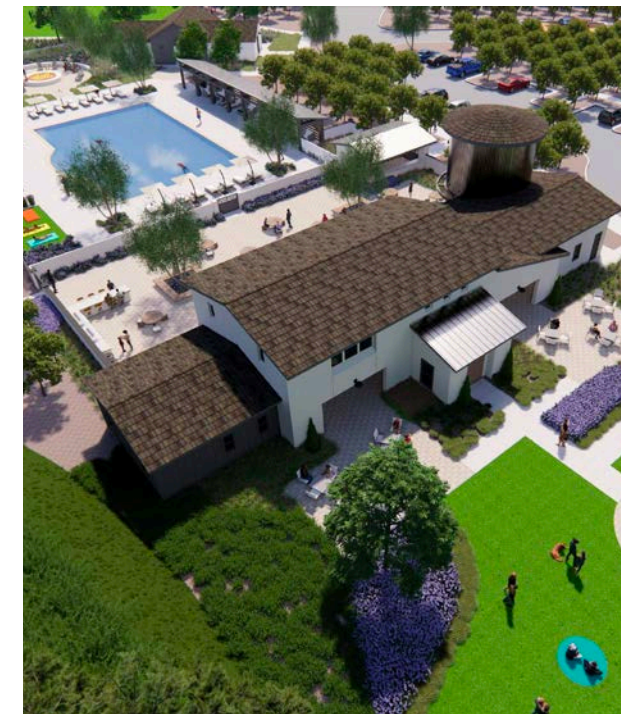
# WILLIAMS RANCH

**“Spanning 430 acres in the Santa Clarita Valley, CA – one of The Top 100 Best Places to Live – Williams Ranch is a modern, master planned community with a rustic affection for the simple life. Where wide open spaces collide with spectacular views and neighbors are inspired to grow together to live a beautiful life above it all.”**

“What will it be like to live on a 430-acre master planned community nestled between the Sierra Pelona Mountains, Castaic Lake Recreation Area and directly adjacent to Valencia’s Commerce Center? It will be perfection.

A small town all its own, Williams Ranch is designed to bring people closer to the things that matter, and the result is a new choice of where and how to live. The community will feature an exceptional recreation center to serve as the gathering place for residents and will include a clubhouse, swimming pool, and outdoor kitchen. Surrounded by abundant open space and linked by an intricate trail system, numerous parks of every size and shape, entertainment amphitheater, large citrus orchards, working vineyards and a wine pavilion, Williams Ranch boasts a warm and welcoming, family-centric lifestyle.

Most of the 497 homes will be single-story and gated, but all are designed to embrace Castaic’s natural terrain and vistas, while adhering to the highest standards of design and detail. Residents will enjoy spacious, pool sized lots with most allowing for RV access and breathtaking views. Whether you’re seeking a full-time residence or a second home, Williams Ranch will have an exceptional offering of homes from which to choose.”





# CASTAIC VILLAGE CENTER

FOR SALE

DOLLAR TREE

FOR MORE INFORMATION:



**Robert Stratton**

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Robert@StrattonCRE.com

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